



THE GREENVILLE CITY PAGE

WEEK OF JULY 16 - JULY 22, 2007

The City of Greenville is dedicated to providing all citizens with quality services in an open, ethical manner, insuring a community of distinction for the future.

Board and Commission Meetings

Dates, Times, Locations

Special Meeting of the Public Transportation and Parking

Commission will be held on Tuesday, July 17, at 10:30 a.m. at Sheppard Memorial Library, 530 Evans Street, Greenville, NC, for the purpose of giving input to the consultant on the Intermodal Transportation Center project (facilities programming and site selection phase).

Greenville Utilities Commission will meet on Tuesday, July 17, at 6:30 PM in the Greenville Utilities Commission Building, 401 South Greene Street.

Planning and Zoning Commission will meet on Tuesday, July 17, at 6:30 PM in the Council Chambers of City Hall, 200 West Fifth Street.

Sheppard Memorial Library Board will meet on Wednesday, July 18, at 5:30 PM in the Conference Room at Sheppard Memorial Library, 530 Evans Street.

Advertisement For Bidders

The City of Greenville is accepting bids for two separate Storm Drainage Improvements Projects:

- 1) Westhaven Subdivision Storm Drainage Improvements
- 2) Colonial Heights Subdivision Storm Drainage Improvements

Both projects have Pre-Bid conferences on Tuesday, July 10, at Public Works on Beatty Street. Also, both projects bid on Thursday, July 19, 2007. For more information, please call H. Carson Fisher, PE, at 329-4620.

Public Meeting

GREENVILLE'S INTERMODAL TRANSPORTATION CENTER PUBLIC INFORMATION MEETING

A recent study recommended an Intermodal Transportation Center for Greenville. This center will serve as a hub for different types of public transportation services to make travel easier and more convenient.

WE WANT YOUR INPUT!

Monday July 16, from 5 PM to 7 PM. Presentation at 5:30 PM.
Location: Sheppard Memorial Library, 530 Evans Street

See examples from around the state and the U. S., hear a presentation from transportation planners, provide your input on what should be included in the facility. If you need special accommodations, please call (252) 329 - 4047

Notice of Public Hearing

NOTICE IS HEREBY given that the Greenville Board of Adjustment will hold the public hearings on the 26th day of July, 2007, at 7 p.m. in the Council Chambers of City Hall, 200 West Fifth Street, in order to consider the following:

1. A request by Melanie Beckwith for a special use permit to operate a child care facility pursuant to Section 9-4-78(f)(8)a of the Greenville City Code. The proposed use is located at 4550 East Tenth Street. The property is further identified as being Tax Parcel Number 44139.
2. A request by Cookout Corporate, Inc, for a special use permit to operate a restaurant having regulated outdoor activities pursuant to Section 9-4-78(f)(10)j of the Greenville City Code. The proposed site development is located at 1908 East Firetower Road. The property is further identified as being a portion of Tax Parcel Number 70425.
3. A request by Keisha Peele for a special use permit to operate a home occupation; child day care pursuant to Section 9-4-78(f)(3)a of the Greenville City Code. The proposed use is located at 408 West Moore Street. The property is further identified as being Tax Parcel Number 08767.

A copy of the applications relating to said requests are on file at the office of the Community Development Department located at 201 West Fifth Street, and are available for public inspection during normal working hours Monday through Friday.

On the basis of objections, debate and discussion at the hearings, changes may be made from what has been proposed.

Persons having interest in these matters and desiring to speak either for or against the proposed ordinances are invited to be present and will be given an opportunity to be heard.

NOTICE OF OFFER TO LEASE REQUEST FOR UPSET BIDS

NOTICE is hereby given that the Redevelopment Commission of Greenville has received an offer to lease the property located between West Fifth Street and Bonners Lane in the City of Greenville, North Carolina, (Property) and further described as follows:

Vacant tract along West Fifth Street composed of a common area and Tax Parcel Numbers: 37368, 37369, 37370, 37371, 37372, 37373, 37374, 37375, 37376, 37377, 37381, 37380, 37379, 37378, 37367, 37366, 37365, 37364, 37363, 37362, 37361, 37360, 37382, 37383, 37384, 37385

415 West Fifth Street – Tax Parcel Number 28844

411 West Fifth Street – Tax Parcel Number 28837

Vacant tract along Bonners Lane – Tax Parcel Number 28841

234 Bonners Lane – Tax Parcel Number 28897

414 Bonners Lane – Tax Parcel Number 10848

416 Bonners Lane – Tax Parcel Number 04433

420 Bonners Lane – Tax Parcel Number 17752

424 Bonners Lane – Tax Parcel Number 19843

426 Bonners Lane – Tax Parcel Number 17741

The offer by Landmark Asset Services, Inc., or its affiliated assignee (Landmark) is to lease the Property, on the following terms and conditions:

- (a) Thirty-five (35) year lease term; provided, however, that Landmark shall have the right to opt out at any time after the completion of the low-income housing tax credit (LIHTC) compliance period;
- (b) An annual lease payment of \$1;
- (c) Landmark shall develop the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006.

The Commission proposes to accept said offer. The Property will be leased pursuant to a lease agreement approved by the LIHTC investor and the Commission, with warranties limited to the term of the Commission's ownership of the property. The lessee of the Property shall take the Property subject to (a) restrictive covenants, easements and rights-of-way of public record, (b) applicable zoning, subdivision, occupancy, use, construction and development regulations applicable to the Property, and (c) all matters and things which a current accurate survey may reveal or disclose.

Notice is further given that any person may, no later than 5 p.m. on Thursday, July 20, 2007, raise the bid for the lease of said property as reflected in said offer by not less than ten percent of the first one thousand dollars and five percent of the remainder. The amount of the bid as contained in Landmark's offer is \$35.00, which is the 35 year lease payment. When the bid is raised, the bidder shall deposit five percent of the increased bid in cash, cashiers check, or certified check. The deposit shall be forfeited if the bidder has the highest qualifying offer at the conclusion of the upset bid procedure, the Commission accepts the offer, and the terms of the offer are not fulfilled by the bidder. As a component of a bidder's offer, in addition to the increase in the bid amount, the bidder must agree to the following:

- (a) Thirty-five (35) year lease term; provided, however, that the lessee shall have the right to opt out at any time after the completion of the low-income housing tax credit (LIHTC) compliance period;
- (b) The submission of a LIHTC application in accordance with the 2007 Qualified Allocation Plan to the North Carolina Housing Finance Agency (NCHFA);
- (c) The development of the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006;
- (d) At the time of the submission of the bid, any bidder shall submit to the Commission for approval site plans, financial plans and other project details such that the Commission may be reasonably assured that the bidder's plan is compliant with (i) the submission of a LIHTC application in accordance with the 2007 Qualified Allocation Plan to the North Carolina Housing Finance Agency (NCHFA) and (ii) the development of the Property in accordance with the Call for Developers issued by the Commission on June 23, 2006; and
- (e) That, for any upset bid which is accepted by the Commission, the lease of the Property shall occur no later than ninety (90) days following the allocation of LIHTC by NCHFA, with the first annual lease payment due on 1st day of the month following the date upon which the Property is placed in service for purpose of claiming the LIHTC. The Property shall be leased pursuant to a lease agreement approved by the LIHTC investor and the Commission with warranties limited to the term of the Commission's ownership of the Property. The lessee of the Property shall take the property subject to (a) restrictive covenants, easements and rights-of-way of public record, (b) applicable zoning, subdivision, occupancy, use, construction and development regulations applicable to the Property, and (c) all matters which a current accurate survey may reveal or disclose.

The upset bid procedure shall be repeated until no further qualifying upset bids are received, at which time the Commission may accept the offer and lease the property to the highest bidder. All bids shall be made to the office of the City Clerk, City Hall, 200 West Fifth Street, Greenville, North Carolina during normal business hours (Monday through Friday, excluding holidays, from 8 a.m. until 5 p.m.). The Commission reserves the right to reject any and all offers.

Notice of Special Meeting

NOTICE IS HEREBY given that a Special Meeting of the Historic Preservation Commission of the City of Greenville will be held on Monday, July 30, 2007, at 7 p.m. in the City Council Chambers located in City Hall, 200 West Fifth Street, Greenville, North Carolina for the following purpose:

Request by Robert Thompson for a Certificate of Appropriateness (COA) to install an awning at 409 Rotary Avenue.

A copy of the application relating to said request is on file in the office of the Community Development Department located at 201 West Fifth Street and is available for public inspection during normal working hours Monday through Friday.

On the basis of objections, debate and discussion at the hearings, changes may be made from what has been proposed.

Persons having interest in these matters and desiring to speak either for or against the proposed requests are invited to be present and will be given an opportunity to be heard.